



**PLANNING COMMISSION WORKSESSION
MINUTES
DECEMBER 9, 2009
7:00 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
CONFERENCE ROOM 214**

COMMISSION MEMBERS

**Roy E. McAfee, Chair
Roy F. Gratz, Vice Chair
Ricardo Rigual
Berkley M. Mitchell
Susan Spears
Vincent C. Ramoneda
Edward F. Whelan, III**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.
Debra M. Ward, Zoning Officer
Erik Nelson, Senior Planner**

OTHERS IN ATTENDANCE:

**Matthew Kelly
Bea Paolucci
Emily Battle, Free Lance Star
Sean Maroney
Kerri Barile
Russ Smith**

CALL TO ORDER

The December 9, 2009 Planning Commission worksession was called to order at 7:00 p.m. for a discussion on the historic preservation plan developed by the historic preservation task force.

Kerri Barile began the meeting by giving a brief account of the Preservation Task Force. The group was formed in 2006 and made up of residents, professionals and city officials. The task force reviewed preservation plans from other localities. Currently the draft document created by the task force is being revised to incorporate comments provided by staff.

Mr. McAfee said that he felt it was important to move the preservation plan forward due to the length of time it has been in the works.

Mr. Ocel added that the object of the meeting was to discuss any revisions that may be recommended. A Planning Commission public hearing on the preservation plan is planned for

Mr. McAfee asked how long it would take for the staff portion of the preservation plan to be completed.

Mr. Nelson wanted to find out exactly what information was expected from staff before answering that question.

Mr. McAfee said he would like to see the Planning Commission have one more worksession, after the revisions have been made, before a public hearing is held. Mr. McAfee also said he believes that the preservation plan needs to be smoothly joined into the JumpStart and Comprehensive Plans.

Mr. Kelly asked if any members of the Planning Commission had any major concerns with the plan as presented.

Mr. McAfee reviewed some of the previous comments made by the members before Mr. Kelly arrived at the meeting. Mr. McAfee repeated Mr. Rigual's concern regarding what could be considered inflammatory language used in the plan. Mr. McAfee also reviewed comments from Planning Commission members that the preservation plan be a document that will assist the City in moving forward in a respectful way.

Mr. Rigual said he did not think the preservation plan should draw any lines in the sand that might prevent the City from continuing to grow.

Mr. Whelan said he has concerns about the City getting involved in repairs that may be needed on older buildings. He commented that he also wants the plan to be flexible enough to permit property owners to be able to make use of their buildings.

Mr. McAfee said the plan was not meant to be a band aid and that the Planning Commission might be able to help flesh out the plan.

Mr. Kelly urged everyone present to keep staff up-to-date with any changes or ideas they might have for the plan in order to keep the information flowing and the process moving along.

Mr. McAfee instructed the Planning Commission members to refer their comments to Mr. Ocel and that Mr. Ocel would see that the comments were forwarded to the task force.

Mr. McAfee mentioned that he would not mind getting the revisions to the plan in a piecemeal fashion if that would help keep the process flowing.

Mr. Smith asked if the Planning Commission was in favor of or was there opposition to the preservation plan document.

Mr. McAfee responded that this meeting was the first time the Planning Commission had been exposed to the plan. Mr. McAfee also said that the Planning Commission was aware that a document was needed in order to fill a place in the Comprehensive Plan.